

Historic Preservation Design Review

November 29, 2012

HP-12-23, 311 W. Calhoun St. (City)

I. THE REQUEST

Applicant: Freddie Hatfield, Jr.

Status of the Applicant: Property Owner

Request: Design Review for proposed façade renovation and conversion of duplex to single family dwelling

Location: 311 W. Calhoun St.

Present Use/Zoning: Residential /R-9

Tax Map Reference: 228-06-03-071

Adjacent Property Land Use and Zoning:

- North – Residential / R-6 & R-9
- South – Calhoun St. & Residential / R-9
- East – Residential / R-9
- West – Residential / PD

II. BACKGROUND

The applicant is requesting design review approval for the removal of an existing entry door on the Calhoun St. frontage of a duplex to be converted to a single family dwelling. Façade changes such as trim paint are also included in the proposed renovation.



Above: Existing Façade

Architectural/Historic Context

Constructed in 1976, this structure is not historic and is not considered to be a contributing structure within the district. It is located within the Hampton Park Design Review District, and as such, any proposed exterior changes must be reviewed and approved by the Historic Preservation Design Review Committee. The following photographs show the current conditions on-site.



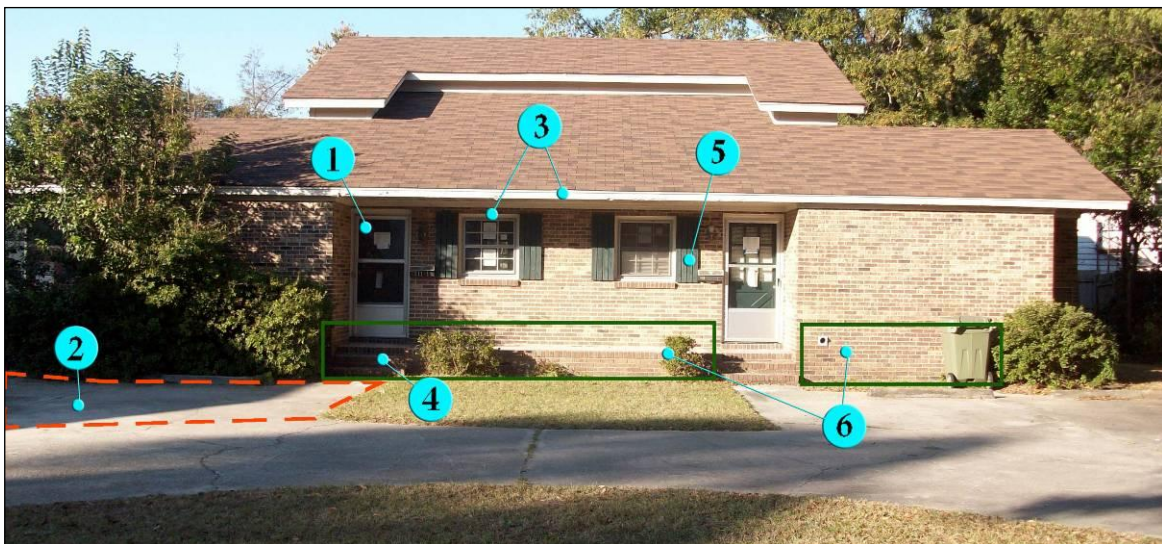
Above Left: Rear of the structure



Above Right: Front of structure from Calhoun St.

Scope of Proposed Work:

The applicant proposes the following changes to the structure in order to convert it from a duplex to a single family dwelling, and improve its appearance:



1. Replace left front door with stationary window, using right front door as main entrance.
2. Circular driveway has parking areas on either side for multiple tenants to park. The concrete area outlined in orange will be removed and replaced with sod.
3. Replace all wood trim on home with vinyl, including windows.
4. Remove steps on left hand side.
5. Paint shutters.
6. Add foundation plantings and evergreen shrubs, trim existing shrubs.

Each of these proposed changes are analyzed below using the *Design Review Guidelines Manual* to determine their compatibility with the intent of the ordinance:

1. Replace left front door with stationary window, using right front door as main entrance.

Although the guidelines state in #60) *MAINTAIN AND PRESERVE ORIGINAL ENTRANCE ELEMENTS*, this structure is not considered to be historic and therefore the original entrance is not subject to protection. The conversion of this structure from a duplex to single family dwelling, furthermore, will increase its compatibility with the surrounding historic district.

The images below were submitted by the applicant and are the intended replacements for the existing doors.



Home Depot Jeld-wen Model #H75747



Home Depot Masonite Model #04227

2. Circular driveway has parking areas on either side for multiple tenants to park. The concrete area outlined in orange will be removed and replaced with sod.

#40) MAINTAIN ORIGINAL DRIVEWAY CONFIGURATION

Normally Required

a. Parking areas between the street and primary facades of residences should not be constructed.

b. The introduction of circular driveways between the street and primary facades should not be constructed.

#41) THE VISUAL IMPACT OF PARKING LOTS SHOULD BE MINIMIZED

Removal of a portion of the existing parking and driving area will reduce the visual impact of the driveway and increase its compatibility with the surrounding district.



Above: The concrete area shown in orange is to be removed, which will improve the visual impact of the residence within the district.

3. Replace all wood trim on home with vinyl, including windows.

The City of Sumter Zoning Ordinance Article 1 Section M.1.m.1. (d.) states:

For historic residential or commercial buildings, aluminum or vinyl siding may be an acceptable alternative *only* if:

1. The existing siding is so deteriorated or damaged that it cannot be repaired;
2. The substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and
3. The substitute material can match the historic material in size, profile, and finish so that there is no change in the character of the historic building.
4. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would be an acceptable alternative, as long as the above mentioned first two conditions are met.

This structure is not considered historic, and application of vinyl windows and trim will not affect the character of the building.

4. Remove steps on left hand side.

As with removal of the front left entrance door, removal of the steps will not harm the character of the house because it is not a historic structure. The conversion from a duplex to single family dwelling is considered advantageous to the surrounding historic district.

5. Paint shutters and trim.

#72) EXTERIOR PAINT COLORS SHOULD BE IN KEEPING WITH A BUILDING'S STYLE AND TIME PERIOD

The applicant has submitted the color samples for the trim and shutters, both of which meet the requirement of compatibility with the structure and district.

6. Add foundation plantings and evergreen shrubs, trim existing shrubs.

Preservation of existing vegetation is a strong intent of the historic preservation guidelines. Addition of new foundation plantings will help by making removal of the front left entry and steps less visible, and increasing the overall curb appeal of the house. The trim is to be white vinyl, and the shutters are to be painted black. Paint samples will be presented to the review board.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-12-23, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines.

I move that the Sumter Historic Preservation Design Review Committee deny HP-12-23.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION – NOVEMBER 29, 2012

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, November 29, 2012 voted to approve this request in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with the intent of the Design Review Guidelines.

Location Map



CALHOUN PL

W CALHOUN ST


N SALEM AVE

Legend

 HP-12-23

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Geographic Information Systems (GIS)
October 31, 2012

HP-12-23
311 W. Calhoun St., Sumter, SC
Tax Map #228-06-03-071